

RESOLUTION NO. 8633

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING REPORT DECLARING THE CITY'S INTENTION TO ESTABLISH CHULA VISTA OPEN SPACE DISTRICT NO. 8, AND SETTING THE TIME AND PLACE FOR HEARING THEREON

The City Council of the City of Chula Vista does hereby give as follows:

WHEREAS, Mr. Robert E. Casey, President of Robinhood Homes, the developer of Rancho Robinhood, Unit No. 3 Subdivision, submitted a petition for the formation of an open space district in accordance with Chapter 17.08 of the Chula Vista Municipal Code, and

WHEREAS, a preliminary report was submitted by the Director of Parks & Recreation and Director of Public Works to the City Clerk on May 3, 1977, and

WHEREAS, the Planning Commission, at its meeting of May 11, 1977, considered the establishment of Open Space District No. 8 in the Robinhood, Unit No. 3 Subdivision and recommended the approval of the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby accept the report for the formation of Open Space District No. 8 and proposes and intends to establish an open space maintenance district to pay costs of maintaining natural open space, green belt and slopes along major and collector roads, including the maintenance of all trees, shrubs, plants, etc., planted within said open space area, as designated in Exhibit "A" attached hereto and incorporated herein by reference as if set forth in full, in accordance with the provisions of Ordinance No. 1400 establishing procedures for the acquisition, development and maintenance of open space, known as the Chula Vista Open Space District Ordinance of 1972.

Section 1

DESCRIPTION OF MAINTENANCE

The proposed maintenance consists in general of the following:

- (a) Irrigation
- (b) Fertilization
- (c) Removal of weeds, trash and litter
- (d) Pruning of trees and shrubs
- (e) Replacement of dead or diseased trees and shrubs
- (f) Repair of equipment and facilities
- (g) Weed abatement

Note: Landscaping and irrigation system shall be maintained and guaranteed by the subdivider for a period of one year after acceptance by the City Landscape Architect.

Section 2

DESCRIPTION OF MAINTENANCE DISTRICT

The maintenance district is that as described in Exhibit attached hereto and incorporated herein by reference as if set forth in full.

Section 3

ASSESSMENT OF COST AND EXPENSE

It is proposed to assess the total amount of the maintenance cost of the district after establishment, plus the incidental expenses thereto, to all of the real property within the district, in conformance with the provisions of the Chula Vista Open Space District Procedural Ordinance of 1972, in proportion to the estimated benefits from the maintenance to be received by the individual parcels of real property. The Council may order a portion of the cost of maintenance to be paid by the City from appropriate funds. The anticipated annual maintenance cost is estimated at \$26,070.00.

No assessment will be levied pursuant to Chula Vista Open Space District Procedural Ordinance of 1972 to pay the costs of acquisition and development.

The initial assessment for Chula Vista Open Space District No. 8 will be \$237 per unit per annum for the maintenance of slopes and natural open space within the subdivision boundary for Rancho San Juan, Unit No. 3 Subdivision.

The assessment per dwelling unit will be adjusted every year to reflect the changes in actual number of dwelling units and additional maintenance costs.

A statement of the proposed assessments and the procedure whereby to be levied against the lots or parcels is on file in the Office of the Director of Public Works for public inspection.

Section 4

TIME AND PLACE OF HEARING

NOTICE IS HEREBY GIVEN that Tuesday, June 14, 1977, at 7:00 p.m. in the Council Chambers in the Civic Center, 276 Fourth Avenue, Chula Vista, California, is the day, hour and place for the hearing when any person interested may object to the proposed maintenance or the amount of the assessment. Failure to make objections at that time shall be deemed to be a waiver of all objections and shall operate as a bar for any claim for damages.

Such protest, if any, must be in writing and must contain description of the property in which each signer thereof is interested, sufficient to identify the same, and shall be delivered to and filed with the City Clerk at a time no later than the hour set for the hearing.

Section 5

PUBLICATION OF NOTICE

The City Clerk of the City of Chula Vista is directed to publish a notice, entitled "Notice of Maintenance District", to be published at least ten days before the date of the hearing in the Chula Vista Star News.

The City Clerk is directed to mail a copy of such notice, postage prepaid, to all persons owning real property proposed to be assessed whose names and addresses appear on the last equalized County Assessment Roll, all in the manner provided for in the Chula Vista Open Space District Procedural Ordinance of 1972.

Presented by

Approved as to form by

W. J. Robens

W. J. Robens, Director of
Public Works

George B. Lindberg
George B. Lindberg, City Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
VISTA, CALIFORNIA this 24th day of May

, by the following vote, to-wit:

Councilmen Scott, Hobel, Cox, Hyde

Councilmen None

Councilmen Egdahl

Will T. Hyde

Mayor of the City of Chula Vista

Jane A. Diedrichs
Deputy City Clerk

CITY OF CALIFORNIA)
CITY OF SAN DIEGO) SS.
CITY OF CHULA VISTA)

JANE A. DIEDRICHS, DEPUTY

I, ~~XXXXXXXXXXXXXXXXXXXX~~ CITY CLERK of the City of Chula Vista,

California, DO HEREBY CERTIFY that the above and foregoing is a full,
and correct copy of _____ and
that the same has not been amended or repealed.

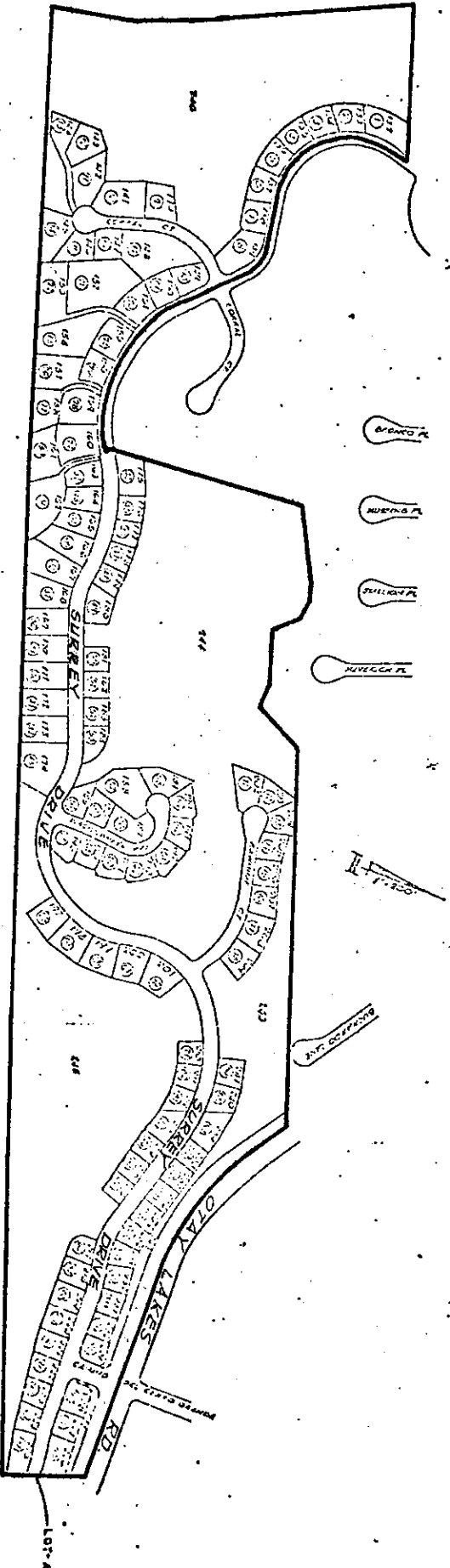
Deputy City Clerk

(SEAL)

EXHIBIT "A"

OPEN SPACE DISTRICT NO. 8 OF THE CITY OF CHULA VISTA

BEING A SUBDIVISION OF A PORTION OF QUARTER SECTIONS 46, 59 AND 72 OF RANCHO DE LA NACION, ACCORDING TO MAP THEREOF NO. 156, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO STATE OF CALIFORNIA.



LEGEND

①	DISTRICT BOUNDARY
②	OPEN SPACE TO BE MAINTAINED
③	ASSESSMENT NUMBERS
④	LOT NUMBERS
⑤	LOT 242 - 0.204 AC
⑥	LOT 243 - 0.102 AC
⑦	LOT 244 - 2E.050 AC
⑧	LOT 245 - 14.002 AC
⑨	LOT 246 - 12.053 AC
⑩	Total - 32.703 AC



CITY OF CHULA VISTA
COUNCIL AGENDA STATEMENT

ITEM NO. 8
FOR MEETING OF: 5/24/77

TITLE: Resolution 8633 Accepting Report Declaring City's Intention
for the Formation of Open Space District No. 8,
Setting Public Hearing

PREPARED BY: Director of Public Works/City Engineer *WJW*

EXPLANATION:

On April 20, 1977, Mr. Robert E. Casey, President of Robinhood Homes, Inc., the developer of Rancho Robinhood, Unit No. 3 Subdivision, submitted a petition for the formation of an open space district in accordance with Section 17.08 of the Chula Vista Municipal Code. The contents of the petition meets the requirements of Section 17.08.110.

A preliminary report was submitted by the Director of Parks & Recreation and Director of Public Works to the City Clerk on May 3, 1977. The Planning Commission, at its meeting of May 11, 1977 considered the establishment of Open Space District No. 8 in Rancho Robinhood, Unit No. 3 Subdivision and recommended the approval by the City Council.

The formation of Open Space District No. 8 was a condition of approval of the tentative map for Rancho Robinhood, Unit No. 3 Subdivision. The exterior boundary of the proposed district is the same as the boundary for the subdivision.

Following acceptance of the report for the formation of Open Space District No. 8, it is appropriate for the City Council to approve the Resolution of Intention for the formation of Open Space District No. 8 and set June 14, 1977 as the date for a public hearing to hear protests and objections.

Transparency is available for Council viewing.

EXHIBITS ATTACHED

Agreement _____ Resolution X Ordinance _____ Plat X Other X
Report

Environmental Document: Attached _____ Submitted on _____

STAFF RECOMMENDATION:

1. City Council accept report and adopt resolution.
2. City Council set June 14, 1977 at 7:00 p.m. in the City Council Chambers as the time and place for a public hearing to hear protests and objections to the formation of Open Space District No. 8.

BOARD/COMMISSION RECOMMENDATION:

Planning Commission recommended on May 11, 1977 that the City Council approve a resolution establishing Open Space District No. 8.

APPROVED

by the

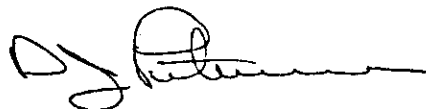
COUNCIL ACTION: City Council
of
Chula Vista, California

Dated 5-24-77

May 12, 1977

To: The Honorable Mayor and City Council
Via: Director of Public Works
From: Director of Planning
Subject: Formation of Open Space District No. 8 in
Rancho Robinhood III subdivision

On May 11, 1977 the City Planning Commission, by a 6-0 vote, adopted a motion recommending that the City Council establish Open Space District No. 8 encompassing Rancho Robinhood III subdivision, as shown on the attached plat.



D. J. Peterson
Director of Planning

DJP:hm

Attachment

EXHIBIT

May 3, 1977
File EY 067

Planning Commission

Emerson Hall, Director of Parks and Recreation
Bill Robens, Director of Public Works

EH

WM

Subject: ESTABLISHMENT OF OPEN SPACE DISTRICT NO. 8 IN
RANCHO ROBINHOOD UNIT #3 SUBDIVISION

Robert E. Casey, President of Robinhood Homes, Inc., the developer of Rancho Robinhood, Unit #3 Subdivision, submitted a petition on May 20, 1977 for the formation of an open space district in accordance with Chapter 17.08 of the Chula Vista Municipal Code. All of the contents of the petition, according to Section 17.08.110 of the City Code are acceptable.

The Director of the Parks and Recreation Department has studied the areas to be maintained in the district, which includes lots 242, 243, 244, 245 and 246 of Rancho Robinhood, Unit #3 and as shown on the plat for Open Space District #8. The improvements to be maintained consist of landscaping, plant material and irrigation system.

The anticipated annual maintenance cost is estimated at \$26,070.00. It is proposed that the cost of maintenance be assessed equally against each selling unit for a total of 110 units. The assessment cost for each selling unit is \$237.00 per annum.

Landscaping and irrigation system shall be maintained and guaranteed by the subdivider for a period of one year after acceptance by the City Landscape Architect.

The cost of the maintenance of the open space district will be paid as a part of the property tax and will be delivered to the City. These monies will be deposited in a special fund for payment of maintenance costs incurred for the district.

The engineering staff has established procedures to review the cost of maintaining open space districts. The procedures provide for a review of maintenance costs annually so that staff can initiate Council action to decrease or increase the assessments to cover actual maintenance costs. Attached Exhibit I lists the estimated costs for maintaining Open Space District No. 8 for the first year. Based upon these costs, each of the 110 lots within Rancho Robinhood Unit No. 3 Subdivision will pay an assessment of \$237 per year.

Met
Attachment

EXHIBIT "I"

RECEIVED
CITY OF RICHMOND
PUBLIC WORKS DEPT.

1977 APR 28 PM 3:23

DATE: April 27, 1977 .
TO: William Robens, Director of Public Works
VIA: Al Manese, Associate Civil Engineer
FROM: Emerson Hall, Director of Parks and Recreation *EH*
SUBJECT: Cost Estimate For Open Space Maintenance District #8/
Rancho Robinhood III

Based on current average costs for contract maintenance of open space districts, including inflationary factors, the estimate for subject district is as follows:

NATURAL OPEN SPACE (44.4 Acres)*

44.4 Acres at \$75.00 per Acre per Year = \$3,330.00

Subtotal \$3,330.00

SLOPE MAINTENANCE (8.3 Acres)

Utilities \$ 700 per acre per year x 8.3 acres = \$ 5,810

Contractural Maintenance 1,800 per acre per year x 8.3 acres = 14,940

Plant Material Replacement 100 per acre per year x 8.3 acres = 830

Irrigation System Parts Replacement 140 per acre per year x 8.3 acres = 1,160

Subtotal \$22,740

Grand Total \$26,070

* Includes existing natural open space and graded areas to be returned to natural areas within the 2 year developers maintenance requirement.

EH:CK:bm

EXHIBIT

LOCATOR
FORMATION OF OPEN SPACE DIST. NO. 8

0' 400' 800'



CHULA VISTA
SAN DIEGO

OF
OF
BOUNDARY

CITY
COUNTY

OPEN SPACE DISTRICT NO. 8
(PROPOSED RANCHO ROBINHOOD III SUBDIVISION)

CHULA VISTA
MUNICIPAL
GOLF COURSE

CLUB
HOUSE

ROAD

BONITA

WILLOW ST.

ALLEN SCHOOL RD.

CHALK PAVED

ALLEN

E

ALLEN SCHOOL LANE

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